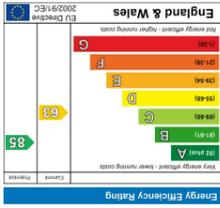


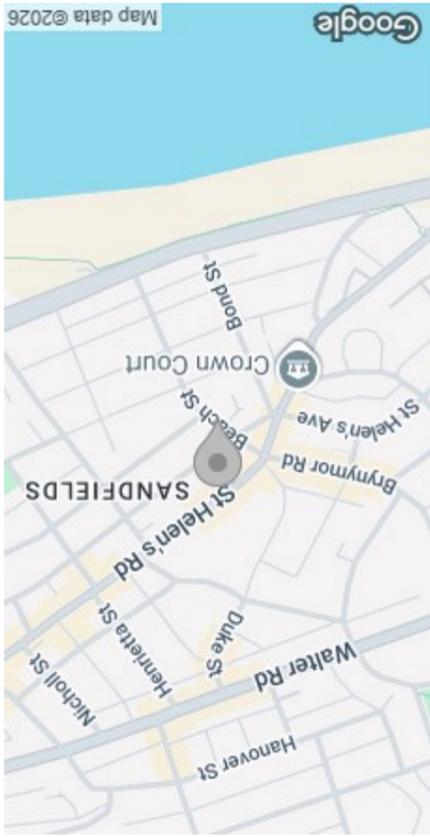


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

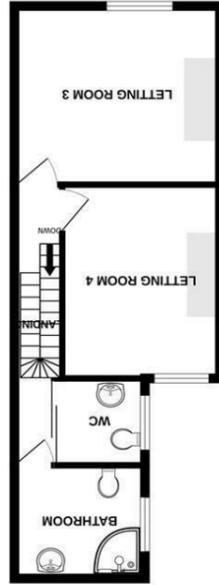
These particulars have been made to ensure the accuracy of the description contained here. Measurements of rooms or areas and any other data are approximate and not guaranteed to be correct. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their condition or operation. All figures are approximate and no guarantee is made with respect to their accuracy.



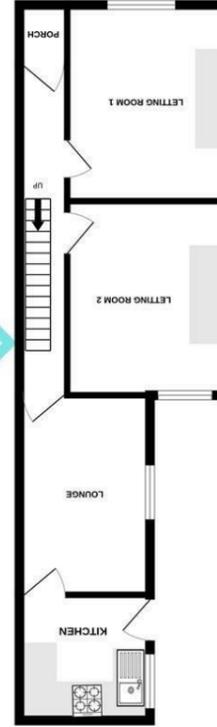
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



22 Beach Street  
 Sandfields, Swansea, SA1 3JP  
 Asking Price £200,000



## GENERAL INFORMATION

We are pleased to offer for sale this HMO mid-terrace property, ideally located in the ever-popular area of Sandfields, Swansea.

The accommodation comprises an entrance hallway, two letting rooms, a communal room, and a kitchen to the ground floor. To the first floor, there are two further letting rooms, a shower room, and a separate W.C.

Externally, the property benefits from a front forecourt and an enclosed rear garden.

Conveniently positioned close to Swansea City Centre and the exciting new Copr Bay development, which includes a 3,500-capacity digital arena and a range of bars and restaurants, the property also enjoys excellent transport links to Singleton Hospital, Swansea University, and Swansea Beach.

An ideal investment opportunity.  
HMO licensed until 28/11/2027.  
Viewing is highly recommended to appreciate the potential on offer.

## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Hallway

#### Letting Room 1

12'0" (max) x 10'9" (3.66m (max) x 3.29m )

#### Letting Room 2

11'9" x 9'7" (3.59m x 2.94m)

#### Communal Room

12'1" x 8'8" (3.69m x 2.65m)

#### Kitchen

8'3" x 7'7" (2.53m x 2.33m)



### First Floor

#### Landing

#### Letting Room 3

13'11" (min) x 9'10".104'11" (4.26m (min) x 3.32m )

#### Letting Room 4

11'9" x 8'5" (min) (3.60m x 2.59m (min))

#### W.C

#### Shower Room

#### External

#### Front Forecourt

#### Enclosed Rear Garden

#### Tenure - Freehold

#### Council Tax Band - C

#### EPC-D

#### HMO

Licensed until 28-11-2027.

#### Services

Mains Gas & Electric  
Mains Sewerage

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

#### Income

Current income:

Letting Room 1 - £430 P.C.M  
Letting Room 2 - £420 P.C.M  
Letting Room 3 - £440 P.C.M  
Letting Room 4 - £430 P.C.M

